

RULES FOR THE COSTILLA COUNTY TREASURER'S  
ANNUAL TAX LIEN SALE  
THE INTERNET ON-LINE AUCTION THROUGH  
[www.sri-auctionsonline.com](http://www.sri-auctionsonline.com)  
AUCTION SITE OPENS ON NOVEMBER 17, 2009  
AND CLOSSES ON NOVEMBER 19, 2009

**AUCTION FORMAT**

The tax lien sale will be held as an Internet auction administered by SRI Incorporated. Tax liens available for bid will be listed on the SRI web site [www.sri-auctionsonline.com](http://www.sri-auctionsonline.com) beginning October 23, 2009. Bidding will begin at 8:00 a.m. on November 17, 2009 and will close at approximately 3:00 p.m. Mountain Time on November 19, 2009. Computer access will be available for use in the Costilla County Treasurer's Office, 400 Gasper Street, San Luis, Colorado. Questions regarding the operation of the auction should be addressed to SRI at 1-800-800-9588.

**REGISTRATION**

Bidders are responsible for seeing that the information supplied on all registration forms is legible and correct and that the name supplied on these forms is the same since the certificates of purchase are prepared from this information. Each bidder will bid and purchase in the name listed.

All bidders must register with **both The Costilla County Treasurer's Office and SRI in order to participate in the Tax Lien Sale**. Once a bidder has registered with both parties, the Costilla County Treasurer's Office will inform SRI that the bidder is approved to start bidding; this can take up to 24 hours. Registration will take place October 23, 2009 through November 10, 2009. **NO REGISTRATION WILL BE ALLOWED AFTER 4:30 PM MOUNTAIN TIME, NOVEMBER 10, 2009.**

**REGISTRATION FORMS**

Registration forms for Costilla County can be found on <http://www.costillacounty-co.gov/treasurer.html>. Registration information can be obtained at the Costilla County Treasurer's Office, 400 Gasper Street, San Luis, Colorado or 719/672-3342.

Information for registration with SRI can be found on its web site:  
[www.sri-auctionsonline.com](http://www.sri-auctionsonline.com).

Payment for all winning bids will be made either by paying in person in the Costilla County Treasurer's Office by cash or certified funds by close of business on November 23, 2009, by express mail with the payment arriving at the Costilla

County Treasurer's Office by close of business on November 23, 2009 or by Electronic Funds Transfer by 2:00 pm on November 23, 2009.

### **PROPERTY INFORMATION**

Property information for Costilla County can be found on the Costilla County website at <http://www.co.pueblo.co.us/cgi-bin/webatrallbroker.wsc/ackatrcos.p>  
Please note: Identifications of PTL for any schedule represents a past tax lien on the property.

All property listing will be available October 23, 2009.

### **SALE**

The sequence will be in item number order. The tax schedule number and total tax lien dollar amount of each lien will be displayed on the auction site. All successful bids are final. Once a bidder has placed a bid amount, it can not be lowered or cancelled for any reason. **No changes in, or cancellation of a purchased lien, will be made after a bid has been made on a lien or the item has closed.**

The auction site opens on November 17, 2009 at 8:00 a.m. Auction items will close in batches. Each item has its closing time identified on the bidding screen. The sale will conclude on November 19, 2009.

### **GENERAL INFO**

Upon payment of the bid amount and the transaction fee, the seller will issue the purchaser a tax lien certificate. You are purchasing only the tax lien on the property. This does not give you ownership or legal rights to the property in any way. Treasurer Deed application procedures can be obtained by contacting the Office of the Costilla County Treasurer at 719/672-3342

### **CAVEAT EMPTOR (BUYER BEWARE)**

**It is the bidders' responsibility to know what they are bidding on.**

You will be emailed a list of tax liens that you purchased at the sale. The auction company will send an email invoice to all successful bidders within two hours from the close of the auction on November 19, 2009.

Certificates will not be issued in a name other than the name or names on the registration form.

Every lien will be offered in compliance with Chapter 39, Article 11, of the Colorado Revised Statutes. Each lien will be subject to on-line bidding and will be sold to the person who pays the highest amount, in excess of said taxes, penalty, interest, and costs.

Interest begins in November, 2009 at **10%** per annum. All county redemption's are made per CRS 39-12-111(2) (a) (b) but will be no lower than 8% per annum.

### MISCELLANEOUS

County officials and employees may not acquire land by tax sale. No property sold for taxes under this article will be conveyed to an elected or appointed county official, to a county employee, or to a member of the immediate family of any such official or employee who holds office or employment. (Per CRS 39-11-151)

The conveyance of any property by tax sale is exempt from the provisions of this section if the property to be conveyed was owned by a county official or county employee, or by a member of the immediate family of any such person, immediately prior to its sale for taxes, or such property is situated within a county other than the county to which such county official or employee is elected, appointed, or employed.

Any county official, county employee, or member of the immediate family of any such person, or the agent of any such county official or employee, who knowingly received conveyance of property in violation of the provisions of this section commits a Class 1 misdemeanor and will be punished as provided in Section 18-1-106, Colorado Statutes.

The definition of the term "immediate family" has been interpreted as, any person who lives and/or works in the county official's or employee's household. Whether or not such person is related to the official or employee and any spouse, daughter or son, (whether adopted, or of the whole or half-blood). Whether or not such spouses, daughter or son, lives with the official or employee has been construed as being within the term of "immediate family".